

Situs : 22 HAZEL ST	Parcel ID: 061-080	Class: Two-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MARCELINO RITO SOLANGE M MARCELINO 22 HAZEL ST BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 6 Vol / Pg 49357/7 District Zoning R3 Class Residential

Property Notes
06/2011 MLS SHORT SALE



061-080 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,478		73,290
Total Acres: .0798 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,300	73,300	0	69,800
Building	327,200	349,700	0	285,800
Total	400,500	423,000	0	355,600
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
08/14/20	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/21/19	1517	6,000	REMODEL	100
10/21/05	45267	16,600	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/28/17	390,000	Land + Bldg	Valid Sale	49357/7	Quit Claim	MARCELINO RITO
06/06/11	175,000	Land + Bldg	Valid Sale	39997/330		
09/30/04	328,000	Land + Bldg	Valid Sale	29165/99		
05/14/04	299,000	Land + Bldg	Sold Twice In Same Year	28204/091		
10/30/03	100	Land + Bldg	Transfer Of Convenience	26920/127		
03/20/02	205,000	Land + Bldg	Valid Sale	21745/31		
12/01/84	67,500	Land + Bldg				

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Dwelling Information			
Style	Tw o Family	Year Built	1890
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	365,740	% Good	62
Plumbing	9,787	% Good Override	
Basement	20,800	Functional	
Heating	0	Economic	
Attic	8,957	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	405,280	Additions	73,280
Ground Floor Area	925		
Total Living Area	2,141	Dwelling Value	349,680
Building Notes			

Outbuilding Data																																															
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																																							
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>925</td> </tr> <tr> <td>B</td> <td>11/31/19</td> <td>OFF/WDK/A(F)</td> <td>24</td> </tr> <tr> <td>C</td> <td>50/15/15/19</td> <td>BSMT/FBAY/FBAY/...</td> <td>36</td> </tr> <tr> <td>D</td> <td>50/15/15/15</td> <td>BSMT/FBAY/FBAY/...</td> <td>33</td> </tr> <tr> <td>E</td> <td>11</td> <td>OFF</td> <td>30</td> </tr> <tr> <td>F</td> <td>11/11</td> <td>OFF/OFF</td> <td>65</td> </tr> <tr> <td>G</td> <td>10/10</td> <td>1SFR/1SFR</td> <td>45</td> </tr> <tr> <td>H</td> <td>11/31</td> <td>OFF/WDK</td> <td>36</td> </tr> </tbody> </table>												ID	Code	Description	Area	A		Main Building	925	B	11/31/19	OFF/WDK/A(F)	24	C	50/15/15/19	BSMT/FBAY/FBAY/...	36	D	50/15/15/15	BSMT/FBAY/FBAY/...	33	E	11	OFF	30	F	11/11	OFF/OFF	65	G	10/10	1SFR/1SFR	45	H	11/31	OFF/WDK	36
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Condominium / Mobile Home Information																																															
Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)																																															
Unit Location Unit View Model Make (MH)																																															
Addition Details																																															
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value																																				
1		11	31	19	3,780	5		11	11		4,090																																				
2	50	15	15	19	19,780	6		10	10		18,100																																				
3	50	15	15	15	23,750	7		11	31		2,420																																				
4		11			1,360																																										